

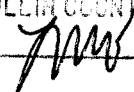
FILED

LF No. 16-11767

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

2016 SEP 12 AM 9:21

THE STATE OF TEXAS  
COUNTY OF COLLIN

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY

**Deed of Trust Date:**  
APRIL 3, 2014

**Property address:**  
117 ORIOLE DRIVE  
ANNA, TX 75409

**Grantor(s)/Mortgagor(s):**  
JOSIAH H. CHOINIERE, A MARRIED MAN AND  
DALAURA CHOINIERE, HIS WIFE, AS COMMUNITY  
PROPERTY

**LEGAL DESCRIPTION:**  
LOT FOURTEEN (14), IN BLOCK CC, OF NORTHPOINTE  
CROSSING, PHASE 1 SOUTH, AN ADDITION TO THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
ACCORDING TO THE FINAL MAP OR PLAT THEREOF,  
RECORDED IN VOLUME 2006, PAGE 820 OF THE MAP  
RECORDS OF COLLIN COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS A NOMINEE FOR GUILD  
MORTGAGE COMPANY, A CALIFORNIA  
CORPORATION

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 11/01/2016

**Recorded on:** APRIL 4, 2014

**Original Trustee:** CHRIS PEIRSON

**Property County:** COLLIN  
**As Clerk's File No.:** 20140404000323940

**Substitute Trustee:** DAVID STOCKMAN, BRENDA  
WIGGS, DENISE BOERNER, GUY WIGGS, DONNA  
STOCKMAN, TIM LEWIS, RUSSELL STOCKMAN,  
MICHELLE SCHWARTZ, RICK SNOKE

**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DONNA STOCKMAN, TIM LEWIS, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, RICK SNOKE, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness-

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday NOVEMBER 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND, September 8, 2016

MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Jacqueline R. Garner the undersigned officer, on this, the 8th day of September, 2016,  
(Insert name of notary)  
personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL.)



[Signature]  
Notary Public for the State of TEXAS

My Commission Expires 10-21-2019  
Jacqueline R. Garner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 16-11767

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75234